





Indicative Selling Price \$559,500

Rooms: 3

Property Type: Apartment

Agent Comments

6th floor, 2 bedroom apartment located in the heart of Oakleigh with quality fixtures, 2 modern bathrooms, 2 balconies, security entrance, secure car space on title & views to

the CBD.

Comparable Properties



9/794 Warrigal Rd MALVERN EAST 3145 (REI/VG)

-2





Price: \$545.000 Method: Private Sale Date: 09/02/2017

Rooms: 4

Property Type: Apartment Land Size: 93 sqm

Agent Comments

Larger apartment, inferior position - main road, no views



1/794 Warrigal Rd MALVERN EAST 3145 (REI/VG)







Larger apartment, inferior position - main road, no views



Property Type: Apartment

Land Size: 85 sqm



9/167 Atherton Rd OAKLEIGH 3166 (REI)

-- 2



Price: \$535,000 Method: Private Sale Date: 17/04/2017

Land Size: 115 sqm

Agent Comments

Agent Comments

Larger apartment, inferior position, only 1 bathroom, older

Generated: 16/06/2017 13:29

Rooms: 3 Property Type: Unit

Account - Woodards | P: 9568 1188 | F: 9568 3036





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered f | for sale |
|----------|-----------|----------|
|----------|-----------|----------|

| Address | 610/19-21 Hanover Street, Oakleigh Vic 3166 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$559,500

Median sale price

| Median price | | Unit | Х | Sul | burb | Oakleigh | |
|---------------|----|------|---|--------|------|----------|--|
| Period - From | to | | | Source | REIV | 1 | |

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-----------|--------------|
| 9/794 Warrigal Rd MALVERN EAST 3145 | \$545,000 | 09/02/2017 |
| 1/794 Warrigal Rd MALVERN EAST 3145 | \$540,000 | 30/12/2016 |
| 9/167 Atherton Rd OAKLEIGH 3166 | \$535,000 | 17/04/2017 |





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